



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Consider Initiating the Annexation/Reorganization Proceedings for the Bridgetown I Reorganization located on the North Side of West Turner Road, West of the Wine and Roses Country Inn

**MEETING DATE:** July 7, 1993

**PREPARED BY:** Community Development Director

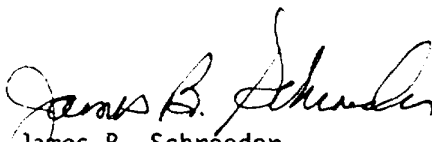
**RECOMMENDED ACTION:** That the City Council consider initiating the annexation/reorganization proceedings for the Bridgetown I Reorganization located on the north side of West Turner Road, west of the Wine and Roses Country Inn.

**BACKGROUND INFORMATION:** The proposed Bridgetown I Reorganization is in one ownership and contains 9.53 acres.

At its meeting of May 19, 1993 the City Council approved the request of Chris Keszler, et al for a General Plan Amendment to redesignate a portion of the parcel located at 451 East Turner Road (APN 015-230-37) from P-R, Planned Residential to NCC, Neighborhood/Community Commercial and introduced Ordinance No. 1577 rezoning the parcel C-S, Commercial Shopping.

The rezoning is required by the San Joaquin Local Agency Formation Commission as the first step in the annexation/reorganization process.

**FUNDING:** Application fees.

  
James B. Schroeder  
Community Development Director

JBS/cg

Attachments

APPROVED: 

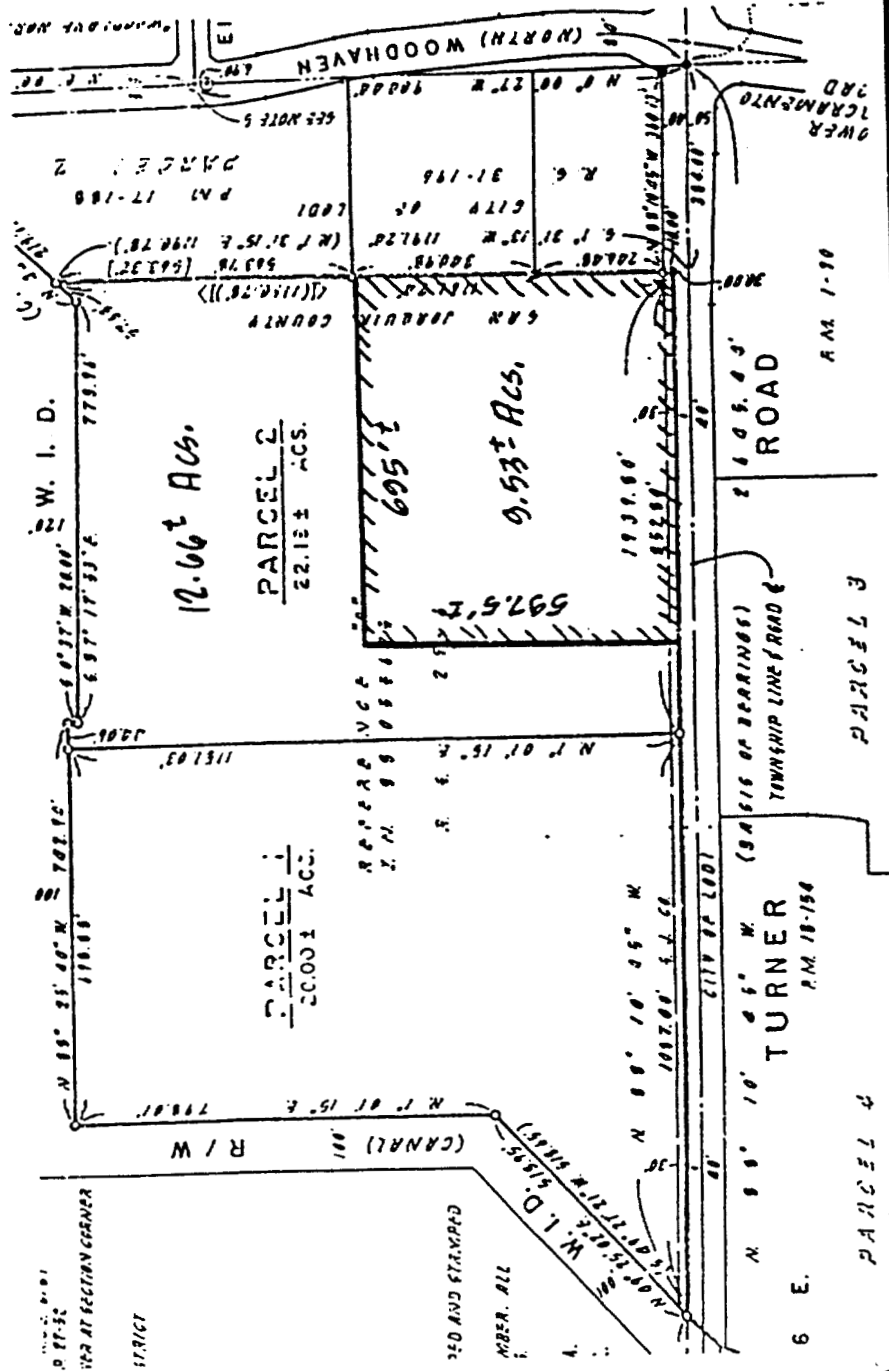
THOMAS A. PETERSON  
City Manager



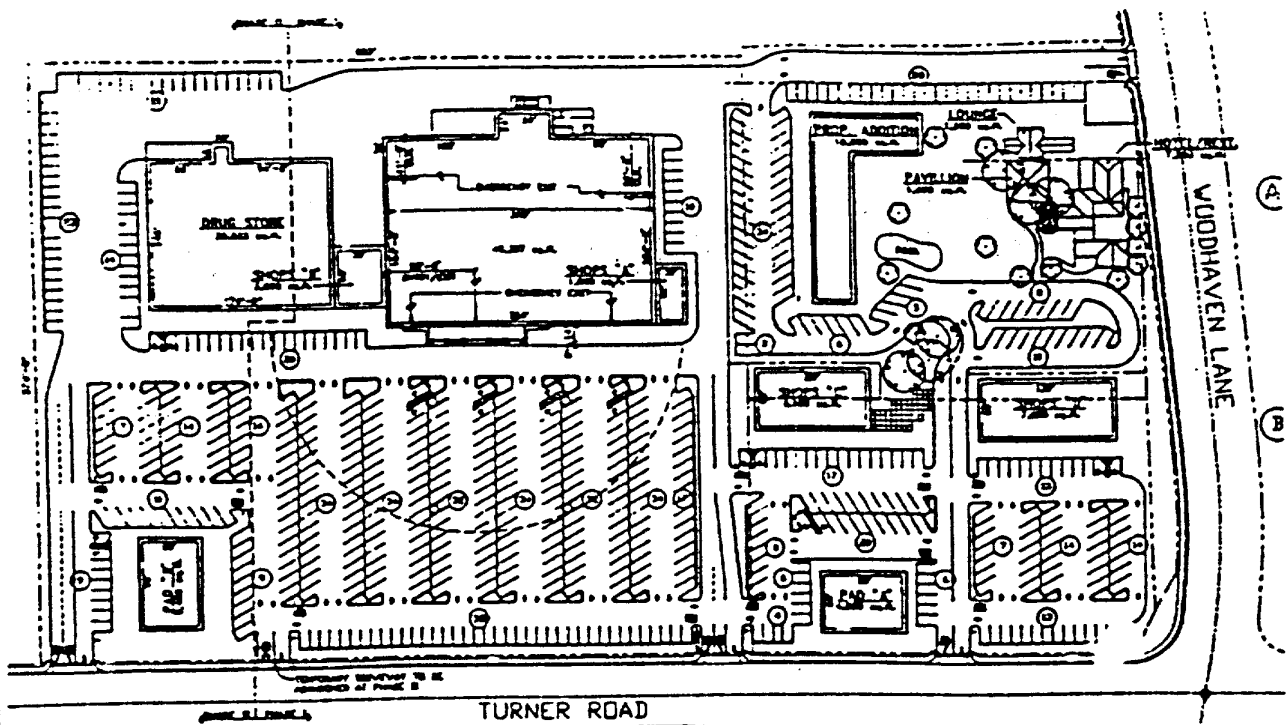
recycled paper

CC-1

CCCD93.33/TXTD.01C



MCINITY MAP



### SITE PLAN

	PHASE 1	PHASE 2
BLDG.	• 48,367 S.F.	• 48,367 S.F.
MAJOR TENANT (DRUG STORE)	•	• 25,822 S.F.
SHOPS BUILDINGS	• 19,288 S.F.	• 19,288 S.F.
P&G BUILDINGS	• 1,802 S.F.	• 12,086 S.F.
TOTAL GROSS BUILDING AREA	• 73,157 S.F.	• 104,379 S.F.
TOTAL CARPARKS REQUIRED (1 STALL PER 280 S.F.)	• 266	• 322
TOTAL CARPARKS PROVIDED	• 294 (+27)	• 533 (+11)
TOTAL CARPARKS V/SH 280' R.	• 114	• 114
TOTAL SITE AREA	• 8.69 AC +/- • 378,306 S.F. +/-	• 11.63 AC +/- • 504,573 S.F. +/-



## Bridgetown I

General Plan Amendment  
Rezoning AG to CS  
Negative Declaration

GPA-LU-93-01

Z-93-02

ND-93-02

PAGE 2 OF 2

03-08-92

RESOLUTION NO. 93-84  
=====

A RESOLUTION OF THE LODI CITY COUNCIL  
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION  
COMMISSION IN THE MATTER OF THE PROPOSED "BRIDGETOWN I REORGANIZATION"  
ANNEXATION/REORGANIZATION, INCLUDING THE DETACHMENT OF CERTAIN  
TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI  
=====

WHEREAS, this proposal is made pursuant to the Local Government  
Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the  
annexation to the City of Lodi of a combined area comprising 9.53 acres  
more or less adjacent to the City limits located on the north side of  
West Turner Road, west of the Wine and Roses Country Inn; and  
withdrawal of said 9.53 acres from the Woodbridge Fire District and  
the Northern San Joaquin County Water Conservation District located  
within the area to be annexed to the City of Lodi, at 451 East Turner  
Road (APN 015-230-37), as described in Exhibit A attached hereto and  
incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected,  
and;

WHEREAS, the subject area proposed to be annexed to the City of  
Lodi and detached from the Woodbridge Fire District and the Northern  
San Joaquin County Water Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this  
reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines  
of the City and will generate service needs substantially  
similar to that of other incorporated urban areas which  
require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will  
result in improved economics of scale in government  
operations while improving coordination in the delivery of  
planning services;
- (3) The residents and taxpayers of the County of San Joaquin  
will benefit from the proposed reorganization as a result  
of savings to the County by reduction of County required  
services in unincorporated but urban oriented area;
- (4) The subject area proposed to be annexed to the City of  
Lodi is geographically, socially, economically and

politically part of the same urban area of which the City of Lodi is also a part;

- (5) The subject area is within the Lodi Sphere of Influence;
- (7) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Bridgetown I Reorganization" which includes annexation of a combined 9.53 acres more or less, and detachment from the Woodbridge Fire District and the Northern San Joaquin County Water Conservation District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: July 7, 1993


=====

I hereby certify that Resolution No. 93-84 was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 7, 1993 by the following vote:

Ayes: Council Members - Davenport, Mann, Sieglock, Snider,  
and Pennino (Mayor)

Noes: Council Members - None

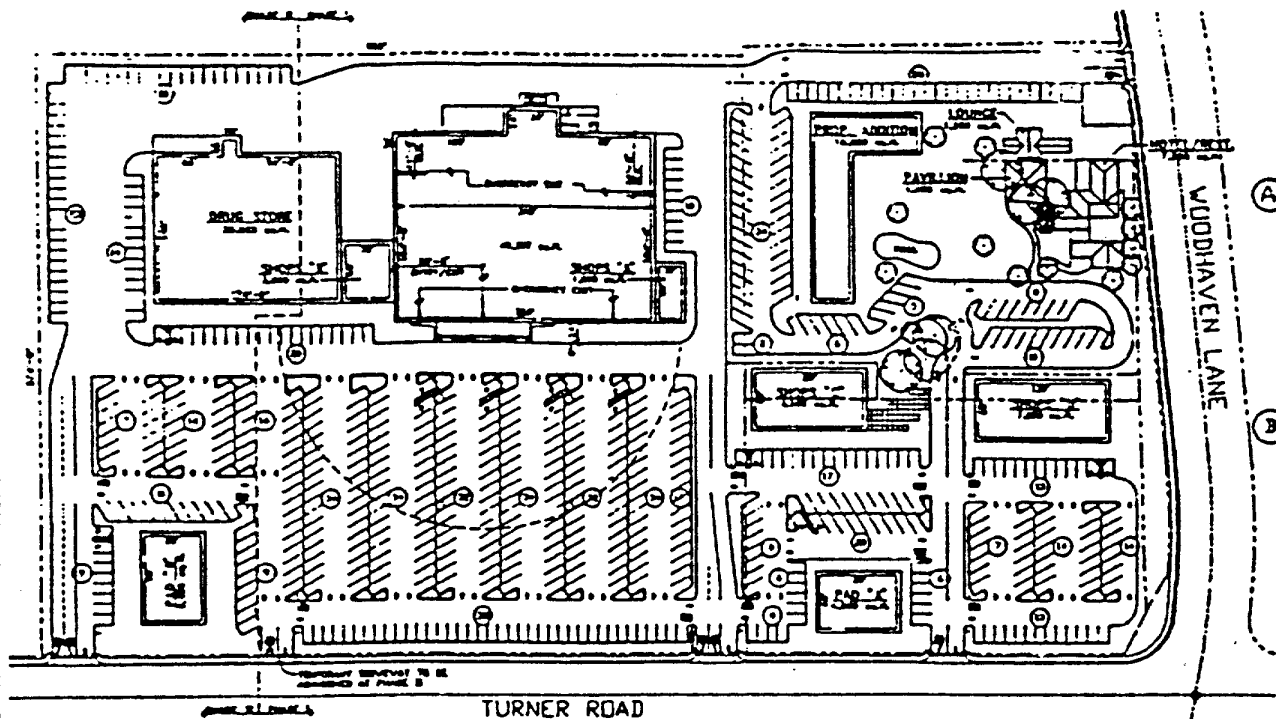
Absent: Council Members - None

  
Jennifer M. Perrin  
City Clerk

93-84

RES9384/TXTA.02J





# SITE PLAN

	PHASE I	PHASE II
BUILD.	• 46,357 S.F.	• 46,357 S.F.
MAJOR TENANT (DRUG STORE)	• 25,822 S.F.	• 25,822 S.F.
SHOP BUILDINGS	• 18,208 S.F.	• 18,208 S.F.
PUB BUILDINGS	• 1,808 S.F.	• 18,000 S.F.
TOTAL GROSS BUILDING AREA	• 73,373 S.F.	• 104,379 S.F.
TOTAL CARPARKS REQUIRED	• 346	• 323
(1 STALL PER 200 S.F.)		
TOTAL CARPARKS PROVIDED	• 794 (+477)	• 333 (+11)
TOTAL CARPARKS W/IN 200' R.	• 84	• 114
TOTAL SITE AREA	• 849 AC +/- • 376,336 S.F. +/-	• 11.63 AC +/- • 506,373 S.F. +/-



## Bridgetown I General Plan Amendment Rezoning AG to CS Negative Declaration

GPA-LU-93-01

Z-93-02

ND-93-02

PAGE 2 OF 2

03-08-92

CITY COUNCIL

PHILLIP A. PENNINO, Mayor  
JACK A. SIEGLOCK  
Mayor Pro Tempore  
RAY G. DAVENPORT  
STEPHEN J. MANN  
JOHN R. (Randy) SNIDER

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager  
JENNIFER M. PERRIN  
City Clerk  
BOB McNATT  
City Attorney

July 15, 1993

Mr. Gerald Scott  
Executive Officer  
Local Agency Formation Commission  
1810 East Hazelton Street  
Stockton, CA 95205

Dear Mr. Scott:

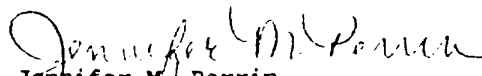
Enclosed herewith please find 4 certified copies of Resolution No. 93-84 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the proposed 'Bridgetown I Reorganization' Annexation/Reorganization Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- a) Three (3) copies of Justification of Proposal.
- b) Fifteen (15) copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
- c) Fifteen (15) copies of maps showing affected territory.
- d) Filing and processing fees in accordance with LAFCO fee schedule (\$1,300.00).

Should you need additional information or have any questions regarding this matter, please do not hesitate to call.

Very truly yours,

  
Jennifer M. Perrin  
City Clerk

JMP

Enclosures

cc: James B. Schroeder, Community Development Director

ANNEX.05/TXTA.02J/ANNEX



RESOLUTION NO. 93-84

=====

A RESOLUTION OF THE LODI CITY COUNCIL  
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION  
COMMISSION IN THE MATTER OF THE PROPOSED "BRIDGETOWN I REORGANIZATION"  
ANNEXATION/REORGANIZATION, INCLUDING THE DETACHMENT OF CERTAIN  
TERRITORY WITHIN THE AREA PROPOSED FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government Reorganization Act; and

WHEREAS, the nature of the proposed change of organization is the annexation to the City of Lodi of a combined area comprising 9.53 acres more or less adjacent to the City limits located on the north side of West Turner Road, west of the Wine and Roses Country Inn; and withdrawal of said 9.53 acres from the Woodbridge Fire District and the Northern San Joaquin County Water Conservation District located within the area to be annexed to the City of Lodi, at 451 East Turner Road (APN 015-230-37), as described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected, and;

WHEREAS, the subject area proposed to be annexed to the City of Lodi and detached from the Woodbridge Fire District and the Northern San Joaquin County Water Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines of the City and will generate service needs substantially similar to that of other incorporated urban areas which require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will result in improved economics of scale in government operations while improving coordination in the delivery of planning services;
- (3) The residents and taxpayers of the County of San Joaquin will benefit from the proposed reorganization as a result of savings to the County by reduction of County required services in unincorporated but urban oriented area;
- (4) The subject area proposed to be annexed to the City of Lodi is geographically, socially, economically and

politically part of the same urban area of which the City of Lodi is also a part;

- (5) The subject area is within the Lodi Sphere of Influence;
- (7) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Bridgetown I Reorganization" which includes annexation of a combined 9.53 acres more or less, and detachment from the Woodbridge Fire District and the Northern San Joaquin County Water Conservation District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: July 7, 1993

=====

I hereby certify that Resolution No. 93-84 was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 7, 1993 by the following vote:

Ayes: Council Members - Davenport, Mann, Sieglock, Snider,  
and Pennino (Mayor)

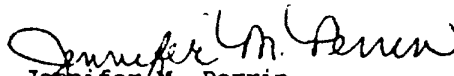
Noes: Council Members - None

Absent: Council Members - None

The Foregoing Document Is Certified  
To Be A Correct Copy Of The Original  
On File In This Office.

Peggy Nicolini  
Deputy City Clerk, City Of Lodi

By Peggy Nicolini  
Dated: 7-15-93

  
Jennifer M. Perrin  
City Clerk

93-84

RES9384/TXTA.02J



# civil engineers

323 West Elm Street  
Lodi, California 95240

**BAUMBACH & PIAZZA, INC.**

Phone (209) 368-6618

**LEGAL DESCRIPTION  
KESZLER AND BAKER REZONE APPLICATION  
451 EAST TURNER ROAD, LCDI, CA 95240**

A portion of the Southwest quarter of Section 34,  
Township 4 North, Range 6 East, Mount Diablo Base and  
Meridian, San Joaquin County, California more  
particularly described as follows:

Beginning at the Southeast corner of Parcel 2 as shown  
on that Parcel Map filed for record December 22, 1992  
in Book 18 of Parcel Maps, at page 163, San Joaquin  
County Records; thence westerly along the South line of  
said Parcel 2, 695 feet; thence northerly parallel to  
the West line of said Parcel 2, 597.5 feet; thence  
easterly, parallel to the South line of said Parcel 2,  
695 feet more or less to the East line of said Parcel  
2; thence southerly along said East line, 597.5 feet  
more or less to the Point of Beginning and containing  
9.53 acres more or less.

**EXHIBIT A**

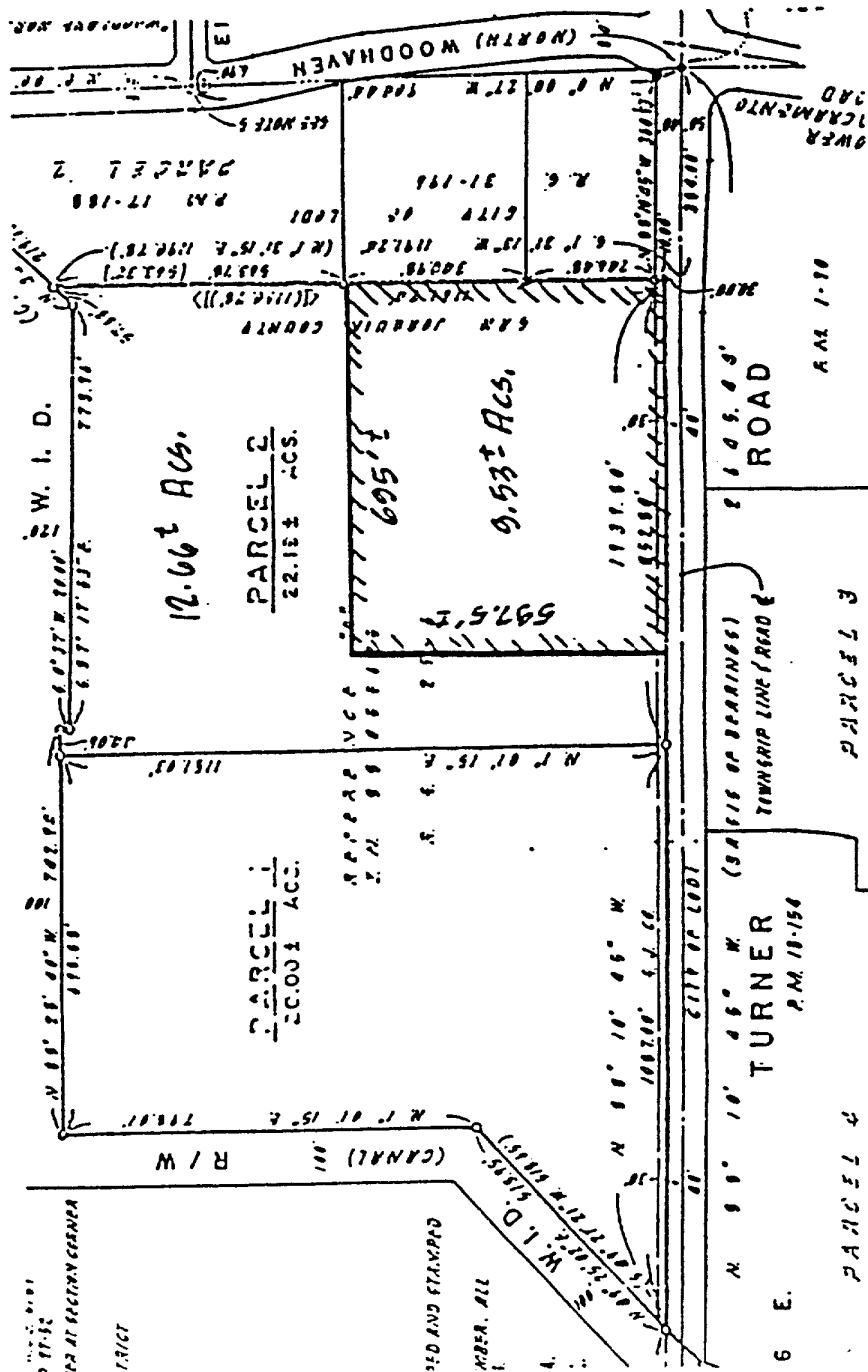
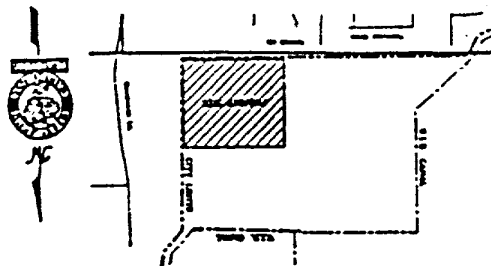
03-08-93

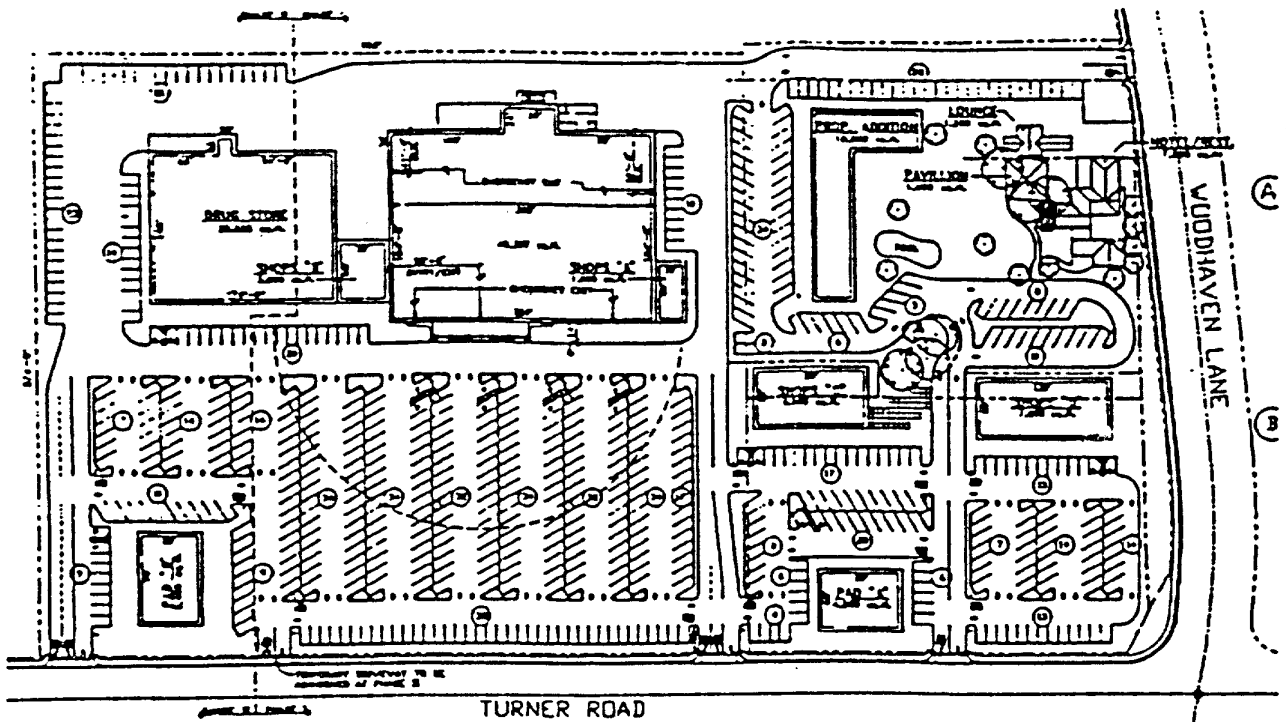
**Bridgetown |**  
**General Plan Amendment**  
**Rezoning AG to CS**  
**Negative Declaration**

GPA W 93-01

ND-93-02

VICINITY MAP





# SITE PLAN

	PHASE I	PHASE II
BLDG.	• 48,387 S.F.	• 48,387 S.F.
MAJOR TENANT (DRIVE STORE)	• 18,280 S.F.	• 25,827 S.F.
SHOP BUILDINGS	• 1,808 S.F.	• 18,200 S.F.
P&G BUILDINGS	• 73,137 S.F.	• 18,000 S.F.
TOTAL GROSS BUILDING AREA	• 366	• 322
TOTAL CARPARKS REQUIRED	• 794 (+77)	• 532 (+11)
(1 STALL PER 200 S.F.)	• 34	• 114
TOTAL CARPARKS PROVIDED	• 8.69 AC +/-	• 11.61 AC +/-
TOTAL CARPARKS V/TM 200' R.	• 378,326 S.F. +/-	• 304,573 S.F. +/-
TOTAL SITE AREA		



## Bridgetown I General Plan Amendment Rezoning AG to CS Negative Declaration

GPA-LU-93-01  
Z-93-02

ND-93-02

PAGE 2 OF 2

03-08-92

JUSTIFICATION OF PROPOSAL  
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY  
c/o Gerald F. Scott, Executive Officer  
1810 E. Hazelton  
Stockton, CA 95205

(209) 468-3198

Date: June 29, 1993

The undersigned, on behalf of the proponents of the subject proposal, hereby give notice of intention to:

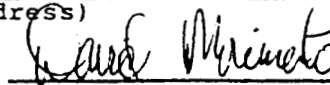
<u>      </u> incorporate a city	<u>      </u> disincorporate a city
<u>      </u> form a district	<u>      </u> dissolve a district
<u>  X  </u> annex territory to an agency	<u>      </u> detach territory from a
<u>      </u> consolidate existing agencies	<u>      </u> agency

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of Proposal".
2. Fifteen (15) copies of legal metes and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8 1/2" X 11" which is the most preferable size and shall be no larger than 18" X 26").
4. Filing an processing fees in accordance with LAFCo fee schedule.

The following person (not to exceed three) are to be mailed copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

James B. Schroeder	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6711
<u>(Name)</u>	<u>(Address)</u>	<u>(Phone)</u>
Jennifer Perrin	P.O. Box 3006, Lodi, CA 95241-1910	(209) 333-6702
<u>(Name)</u>	<u>(Address)</u>	<u>(Phone)</u>
Fred Baker	317 West Lodi Avenue, Lodi CA 95240	(209) 333-2881
<u>(Name)</u>	<u>(Address)</u>	<u>(Phone)</u>

  
(Signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to your proposal, you may so state.

1. Local Agency organization changes hereby proposed--designate affected agencies and annexation by name: Bridgetown I Addition Annexation to City of Lodi. Detachment from Woodbridge Fire District and Northern San Joaquin County Water Conservation District.
2. Statutory provisions governing proceedings:  
Local Government Reorganization Act 1985

3. Do proposed boundaries create an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? Yes.  
(temporary)
5. Land area affected: Square miles \_\_\_\_\_ Acres 9.53
6. Population in subject area: -0- Number of registered voters: -0-
7. Registered voter density (per acre): -0- Number of dwelling units: -0-
8. Estimate of population increase in next 10 years: None.
9. Present land use of subject area: Agriculture.
10. What is the intended development of this area: Commercial Shopping Center
11. Present zoning: GA General Agriculture (San Joaquin County)
12. Describe proposed zoning changes: C-S Commercial Shopping Center (City of Lodi)
13. Assessed value of land: \$ 24,098
14. Assessed value of improvements \$ -0-
15. Value of publicly owned land in area: \$ -0-
16. Governmental services required by this proposal which are not presently available: City water, sanitary sewer and storm drainage. City police and fire protection.
17. What alternative measures would provide services listed in Item 16 above? Private water and sewer service. San Joaquin County sheriff and Woodbridge Rural Fire District.
18. What modifications must be made to existing utility and governmental facilities to provide services initiated by this proposal? Extension of existing utility lines, widening of Turner Road, installation of street improvements.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? No estimate.
20. How will such costs be met? Improvements will be done at developer's expense.
21. Will provisions of this proposal impose greater than normal burden on servicing agency or affected property? No.
22. ☒ Check here if you are submitting further comments and evaluations on additional pages.

Important Notice Regarding Disclosure of Campaign Contributions Made to  
LAFCO Commissioners on Page 3. (Rev. 4-85)



civil engineers

BAUMBACH & PIAZZA, INC.

323 West Elm Street  
Lodi, California 95240

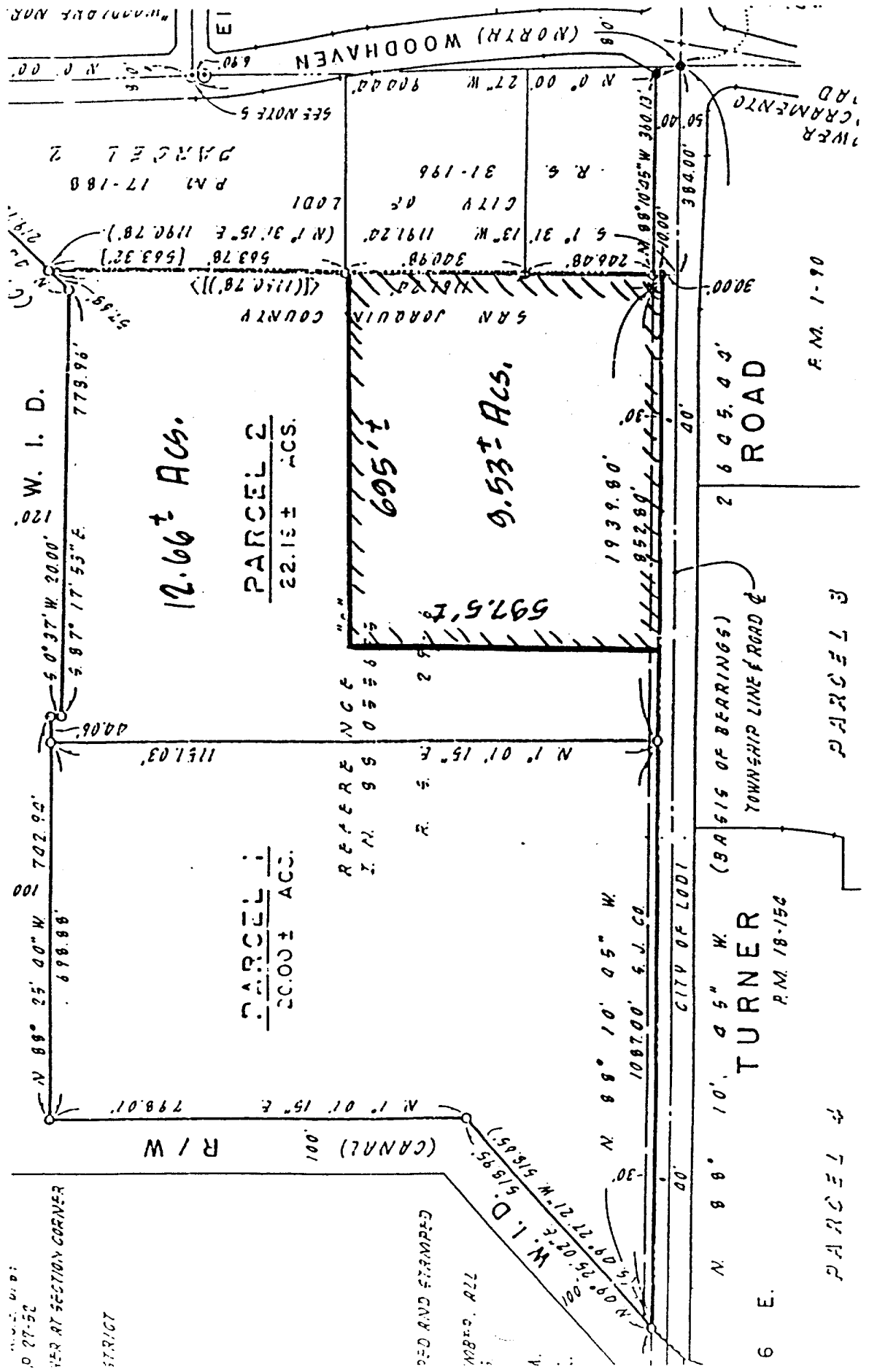
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said Parcel 2, 695 feet; thence northerly parallel to  
the West line of said Parcel 2, 597.5 feet; thence  
easterly, parallel to the South line of said Parcel 2,  
695 feet more or less to the East line of said Parcel  
2; thence southerly along said East line, 597.5 feet  
more or less to the Point of Beginning and containing  
9.53 acres more or less.







DAVE WILLIAM & ASSOCIATES  
317 W. LOI E. 333-8505  
LODI, CA. 95240

540

7-15-1993

90-844/1211

PAY TO THE  
ORDER OF

LAFCO

\$ 1300 —

One Thousand Three Hundred

DOLLARS



LODI OFFICE  
FARMERS &  
MERCHANTS  
BANK OF CALIFORNIA  
131 WEST PINE, LODI, CA 95240

MEMO

*[Handwritten signature]*

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